

CITY OF TALLAHASSEE	
<u>CITY COMMISSION AGENDA ITEM</u>	
ACTION REQUESTED ON:	May 14, 2003
SUBJECT/TITLE:	Introduction of Ordinance #03-O-27 Jim Lee Road Voluntary Annexation
TARGET ISSUE:	N/A

STATEMENT OF ISSUE

The owner of approximately 15 acres has petitioned the City for annexation of property located on Jim Lee Road south and east of the recent New Life Ministries annexation. No development proposal has been received for the land proposed for annexation.

The City Attorney has determined that this annexation fully qualifies under the statutory requirements of Chapter 171, Florida Statutes.

A copy of the proposed annexation was provided to Leon County Board of Commissioners at the time that it was distributed to the City Commission.

RECOMMENDED ACTION

Option 1 – Introduce Ordinance # 03-O-27 Jim Lee Road and set public hearing date of May 28, 2003.

Fiscal Impact

In fiscal year 2002, this parcel had a taxable value of \$45,090. If the property had been in the City in 2002, property taxes in the amount of \$144 would have been generated.

Dinah Hart		Anita R. Favors
Administrative Services Manager/DMA		City Manager

For Information, please contact: Dinah Hart, ext. 8209

***ITEM TITLE:** Introduction of Ordinance #03-O-27 Jim Lee Road Voluntary Annexation*

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

History/Facts & Issues

The proposed annexation area consists of approximately 15 acres of undeveloped property within the urban services area. Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan.

STATEMENT OF URBAN SERVICES

I. Introduction

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the Jim Lee Road annexation.

II. Land Use

The area proposed for annexation consists of approximately 15 acres and is located within the Urban Services Area (USA). According to the Planning Department, the property is located in the Mixed Use land use category on the Future Land Use Map. This property is zoned Residence 3 on the Official Zoning Map. This category promotes residential uses up to eight dwelling units per acre. Rezoning is not required in conjunction with annexation. Leon County Property Appraiser's Records show no structures on site.

Staff has reviewed the proposed annexation at Jim Lee Road, adjacent to the recent New Life Ministries annexation, (tax ID # 31-18-20-001-0000). The information required in Intergovernmental Element Policy 2.1.4 was not supplied to the Planning Department for their review. The Department could find the proposal consistent with the Comprehensive Plan, subject to the following provisions being met:

- The annexation is in accordance with the requirements of Chapter 172, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for annexation shall be provided by the City Manager to the County Administrator and the Board of County Commissioners at the time it is provided to the City Commission. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1 {I}.
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].
- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

Status of Permits

According to the developer, no permits have been issued by Leon County.

III. Urban Services

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- A. Fire Protection Service – The City provides fire protection on an area wide basis. In the corporate limits, the fire department responds to alarms within an average of four (4) minutes. Fire Station #3 at 3005 South Monroe Street can provide fire and emergency service to this area.
- B. Police Protection Service – Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- C. Street Maintenance and Right of Way Service – The City will assume responsibility for maintaining city-owned streets upon annexation. The City has a comprehensive public street construction program.
- D. Traffic Planning and Control – The maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation. According to a response from Growth Management staff, the roads in the area at this time are not deficient. Staff further indicated that not knowing the proposed development plans they are unable to determine what impacts development may have when it is to occur.
- E. Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. Within one year after annexation, the City will install streetlights on major thoroughfares and on city-owned neighborhood streets by request.
- F. Parks and Recreation Services – The City provides a comprehensive Parks and Recreation program and system of parks for its citizens. Currently, there is a sufficient inventory of parks and capacity in recreation programs to accommodate this area.
- G. Bus Service – The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. Taltran bus service is currently within two miles of the annexation area at the Jim Lee and Paul Russell Road intersection. Additionally, the Dial-a-Ride program, a specialized transportation service for citizens who are disabled will be extended to this area upon annexation. The Dial-a-Ride program is also available to citizens over the age of 60 on a space available basis.

- H. Electric Service – The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- I. Water and Sewer Service – There is an existing sewer line in this property (see attachment). A water extension would be required. The eligible on site water and sewer cost would be refunded at a rate of \$1200/erc for sewer and \$600/erc for water. Any relocation of existing sewer would be at the developer's expense. It is impossible to estimate the water and sewer costs for this project with out a development plan, but if the development is designed around the existing sewer the cost for sewer would be minimal. To install water to serve the area served by sewer would cost about \$50,000. The refundable amount would depend on the number of erc's generated.
- J. Gas Service – The City generally provides natural gas to a site when requested and after a feasibility analysis.
- K. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.
- L. Solid Waste Service – Solid waste collection and disposal services will be provided by the City upon annexation.

Options

Option 1 – Introduce Voluntary Annexation Ordinance # 03-O-27 Jim Lee Road and set public hearing date of May 28, 2003.

Option 2 – Set another date for public hearing.

Option 3 – Do not proceed with the proposed voluntary annexation.

Recommendation

Option 1 – Introduce Voluntary Annexation Ordinance # 03-O-27 Jim Lee Road and set public hearing date of May 28, 2003.

ATTACHMENTS/REFERENCES

- Attachment 1 - Proposed Ordinance #03-O-27
- Attachment 2 - Location Map
- Attachment 3 – City Attorney's opinion
- Attachment 4 – Planning Department's comments
- Attachment 5 – Growth Management's comments
- Attachment 6 – Water Utilities' comments
- Attachment 7 – Public Works' comments